



NARRATIVE INFORMATION SHEET

1. Applicant Identification:

The Saratoga County Prosperity Partnership (SCPP)
2911 State Hwy 9, Malta, NY 12020

2. Funding Requested

- a. Community-wide Assessment
- b. Federal Funds Requested
 - i. \$300,000
 - ii. SCPP is **NOT** requesting a Site-specific Assessment Grant waiver of the \$200,000 limit.

3. Location:

- a. Corinth, Ballston Spa, Mechanicville, Moreau and Waterford
- b. Saratoga County
- c. New York

4. Property Information for Site-Specific Applications: N/A

5. Contacts

a. Project Director

Shelby Schneider
(518) 871-1887
SHELBY.SCHNEIDER@saratogapartnership.org
2911 State Hwy 9, Malta, NY 12020

b. Chief Executive [Same as above]

Shelby Schneider
(518) 871-1887
SHELBY.SCHNEIDER@saratogapartnership.org
2911 State Hwy 9, Malta, NY 12020

6. Population 229,863 (County Population)

7. Other Factors Checklist

Other Factors	Page#
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	1
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

625 Broadway, 12th Floor, Albany, NY 12233-7012

P: (518) 402-9764 | F: (518) 402-9722

www.dec.ny.gov

October 2, 2020

J. Shelby Schneider
President
Saratoga County Prosperity Partnership
2911 Route 9
Malta, NY 12020

Dear Ms. Schneider:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of the Saratoga County Prosperity Partnership, dated October 1, 2020, for a state acknowledgement letter for a Federal Year 2021 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Saratoga County Prosperity Partnership plans to submit a Brownfield Community-wide Assessment grant application for hazardous substances and petroleum in the amount of \$300,000. Focus of the funding will be to conduct Phase I and II Environmental Site Assessments in communities the of Mechanicville, Moreau, Waterford, Corinth and Ballston Spa within Saratoga County. Funding will also be allocated for associated planning (including reuse and/or remediation planning) and community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, Saratoga County may only expend up to \$200,000 of the grant on a specific site.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Bernadette Anderson
Chief, Policy and Planning Section
Bureau of Program Management

ec: T. Wesley, USEPA Region 2
A. Devine, USEPA Region 2
R. Mustico, DEC Albany
B. Huyck, DEC Region 5
T. Seguljic, HRP Associates
D. Lisa, HRP Associates



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

The applicant for this proposal is The Saratoga County Prosperity Partnership (SCPP). SCPP is an IRS designated not-for-profit entity created by Saratoga County, New York (the county) to advance the economic interests of the county, secure sustainable jobs and capital investment, attract new business, and retain and grow existing businesses. SCPP is applying for grant funds for the county within this capacity. Located in eastern upstate New York, the county has a population of 230,163. Bound by the Mohawk River, the Hudson River, and the Great Sacandaga Lake, the county is almost entirely surrounded by waterways, defining the county as an area and framing its environmental and economic concerns. Once crisscrossed with railroads and canals, Saratoga County was a world leader in woodenware, planing, leather tanning, and above all paper manufacturing. The historic Erie Canal conveyed Saratoga-made products on their journey to customers across the globe. Numerous mills and factories lined the county's waterways. Communities reached their heyday in the '50s and '60s, boasting the biggest paper manufacturing machines in the world; Westvaco Corporation's Mechanicville facility became the world's largest 'book-paper' mill; and Ballston Spa had the largest paper bag operation in the world. But by the late 1970s, the mills declined due to energy costs, competition, and falling demand. By the early 2000s, only a few mills remained. Corinth International Paper, at peak production, employed over 1,000 people, but shutdown in 2002, terminating 290 jobs. Last year, Cascade Inc. announced it will eliminate its Waterford operations and all 95 workers. Such declines left the county with numerous vacant buildings, declining tax revenue, and thousands of lost jobs. The Target Area for this Community Wide Assessment includes Corinth, Ballston Spa, Mechanicville, Moreau, and Waterford. These towns are among the most desperate in New York State. The overwhelming presence of Brownfield sites has eliminated the economic opportunities enjoyed by neighboring regions. Sites outlined in this proposal are a clear hazard to residents due to the presence of contaminated soil, groundwater, and soil vapor. Youths and transient populations are at risk of exposure to hazardous substances. EPA has identified at-risk populations within the community, including the working poor, children living in poverty, individuals with disabilities, and the obese.

1.a.ii. Description of the Priority Brownfield Site(s)

The County is littered with at least 65 known brownfield sites including abandoned, dilapidated, idle, and vacant industrial sites, across 1500 acres in total. Many of these sites are located along the banks of the County's waterways—preventing recreational use, taking up valuable mixed-use real estate, and presenting a potential exposure pathway for hazardous contaminants. Sites such as those in Corinth, Mechanicville, Ballston Spa, Moreau, and Waterford are in Federally Designated Flood Plains, per FEMA's Flood Risk Map for Hudson-Hoosic Watershed (HUC-8 CODE 02020003). For decades, paper mills dumped a wide variety of Volatile Organic Compounds (VOCs) and contaminants into the adjacent waterways, surrounding land, and landfills. Representative brownfield sites in the community are summarized below:

Old Mechanicville Elementary School Building this 130,000 square foot site is located on 10 North Main Street, Mechanicville, New York. Current site goals are focused on adaptive reuse, but this has been hampered by the heavy presence of asbestos. This includes all heating and drainage pipes, the hot water tank, and the ceiling and floor tiles. The old school is central to downtown Mechanicville. Remediation of the asbestos hazards would kindle interest in much-needed development and provide momentum towards further investment, improvement, and vital activity in the core of Mechanicville.

Former Ford Manufacturing Company Mill Site, is located in Waterford on 2.5 acres and was last used as a mill complex in the 1960s. Portions of the abandoned and deteriorating mill complex were demolished in the 1970s. The Town of Waterford took possession of the property in 1986. Due to its location, this site has been identified for a much needed, upgraded water treatment plant. Initial investigative work identified a

20,000-gallon petroleum underground storage tank and significant contaminated soils.

International Paper Company, an industrial landfill used by the International Paper Company for the disposal of bark, ground-up wood tailings and dewatered sludge is located at the eastern edge of Corinth, adjacent to the Hudson River. Sampling has indicated various contaminants are present. Further assessment of potential environmental and health impacts is therefore a high priority, given the site's potential for adaptive reuse and location in an Opportunity Zone.

D&H/B&M RR Yards-Mechanicville, a 144-acre site that has numerous areas impacted by environmental contaminants, including VOCs and petroleum. The railyard fell out of use in the 1980s. The buildings in the area became underutilized, vacant, and a blight on Mechanicville. The city aims to market parts of the Depot Area to developers as an entrance to the industrial park and as a central artery between downtown Mechanicville and the intermodal freight yard and GlobalFoundries via Route 67.

1.b.Revitalization of the Target Area

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans

The reuse strategy focuses on adaptive reuse, transforming previous structures into spaces for education, combatting food scarcity, housing, and creating new greenspaces. Each goal is aligned with current revitalization plans at the regional, county, city/town, and neighborhood level and is briefly outlined below. All of the below listed plans are informed by the global Leadership in Energy and Environmental Design (LEED) standards. This aligns with the proposal's adaptive reuse goals by creating healthier, greener spaces and encouraging energy and resource-efficient buildings which is a major draw for new development. At the regional level, The Cleaner, Greener Communities Regional Sustainability Planning program provides specific and tangible actions to reduce greenhouse gas emissions. This plan serves as a basis for local government infrastructure decision making. The plan guides infrastructure investment of both public and private resources and provides a sustainability plan. All revitalized buildings will be remodeled consistent with the energy efficiency requirements enforced by NYS, and an effort will be made to conform to LEED practices. Saratoga County's Economic Development Strategic Plan will locate and solicit businesses for the sites addressed by this grant. At the county level, the PCB Decontamination, Restoration, and Revitalization of The Old Champlain Canal plan; Projects, opportunities, and uses will be developed as the Canal is being restored to safe and attractive conditions. As a restored historic waterway, it will attract both new residents and visitors and expand the local and regional economies. At the city and town level, Mechanicville's Revitalization Plan and Brownfield Opportunity Area (BOA) and Market Analysis Report develop community-based strategies to guide future planning for the revitalization of approximately 28 brownfield sites focused on the community's business district and waterfronts. This proposal is intended to address the redevelopment of Target Areas into economic hubs in the form of industrial parks, the reuse of land into greenspaces and recreational areas, and the development of mixed-use properties into a cultural hub. These uses are consistent with the Comprehensive Plans of Waterford, Ballston Spa, and Corinth. At the level of neighborhoods and local areas, the redevelopment strategy for the Mechanicville Railroad/Depot Area, Waterford's Local Waterfront Revitalization Program (LWRP), and the D&H/B&M Railroad Yards, is to offer hospitable zoning conditions in an effort to revitalize the area to serve as both a local cultural hub and gateway to the industrial park. The former railroad station and surrounding area are slated for development as a local history museum and community space that includes a passenger rail station for a proposed Amtrak line. Improvement of transportation and accessibility is similarly highlighted in Local Waterfront Revitalization Programs (LWRPs) that were developed based on community input and focus on developing waterfront resources in a sustainable manner. Waterford plans to continue expanding and enhancing public access to the waterfront through the completion of a recreational trail network. The presence of brownfields, such as the Former Ford Manufacturing Company Mill in waterfront areas is an obstacle to this goal. To realize this vision, buildings must be removed and hazards remediated. SCPP will promote local businesses and quality

employment that will help to retain the younger local population. The redevelopment of brownfield sites in the Target Areas will offer real estate space for businesses to occupy and create local jobs.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy

The proposed grant activities will stimulate major economic development in the Target Area and associated Opportunity Zone by attracting employers to the area. SCPP has identified global players in advanced manufacturing. Based on prior business attraction of manufacturers such as GlobalFoundries, SCPP estimates adding over 3,000 full-time employees and more than \$12 million annually in county, town, and school taxes. Approximately 65,000 daily workers currently commute out of the county, while only 37,000 commute into the county, indicating the need to bring in more local jobs. To achieve these economic goals, the contaminated brownfield sites in the Target Area need to first be remediated then marketed to identified manufacturers. The grant will facilitate the creation and preservation of greenspaces and public parks, such as the expansion of a recreational walking trail network along local waterfronts. The eventual cleanup of identified sites would facilitate their use as greenspaces and connectors to exiting trail systems, connecting sites along the county's historic canals. The proposed grant work will promote the sustainable reuse of existing buildings and structures and the reuse of the priority sites will incorporate energy efficiency measures. Additionally, grant work will move the community towards a greener future with economic incentives offered for redevelopments which adhere to LEED standards adopted across the listed revitalization plans. In addition to economically focused revitalization projects, planned non-profit use of revitalized spaces includes development of a local museum at the railroad yard. Grant funds will spur economic growth in Corinth's Opportunity Zone, IP mill site, and surrounding communities in the Corinth area by revitalizing utilization of existing rail lines which service similarly struggling sensitive populations.

1.c. Strategy for Leveraging Resources

1.c.i Resources Needed for Site Reuse

SCPP's redevelopment strategy will encourage the alignment of the available resources to ready brownfield sites for high-tech manufacturers. Key to the area's redevelopment will be the use of state funding for site demolition and redevelopment. As an IRS designated non-profit entity empowered by Saratoga County, SCPP is eligible to apply for, but not limited to, the following additional funding sources. Saratoga IDAs offer Payments in Lieu of Taxes, Tax-exempt Industrial Development Bond financing, Taxable Industrial Revenue Bond financing, relief from mortgage recording tax, and relief from sales tax on materials, machinery, equipment and furnishings; NYS Empire State Development grant provides \$150M for site development activities including site remediation and demolition; NYS Downtown Stabilization Project provides \$100,000 to \$500,000 grants to assist with environmental remediation and associated construction costs; and NYSDEC BCP Tax Credits provides tax credits to taxpayers to remediate and redevelop Brownfields. SCPP will draw on internal experience to apply for the listed funds. SCPP will monitor the progress of grant activities and needs for additional funding and pursue each of the listed opportunities at the opportune moment to meet the needs of the revitalization plan over the scheduled timeline for this grant, as well as, the project's goals overall.

1.c.ii. Use of Existing Infrastructure

Saratoga County intends to redevelop sites for industrial and commercial use. Sites are located near existing infrastructure, including sewer, water, transportation and electricity. Due to loss of industry, the existing wastewater and drinking water treatment plants have large scale capacity available for expansions and new facilities. Where necessary, funding is available via state grants and local agencies with the ability to provide financial assistance via bonding to upgrade existing infrastructure. Existing infrastructure is a primary consideration for defining this as the Target Area.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding The median value of owner-occupied housing units is approximately \$50,000 lower in Saratoga County than in NYS. The difference is greater for the individual municipalities of focus, with Corinth having a median value approximately \$144,100 lower when compared to NYS, and nearly \$95,000 lower when compared to the County. These lower home values severely limit tax revenues, increasing the challenge of funding revitalization projects without grants or alternative funding. The tax base is shrinking due to negative population changes, in contrast to NYS's growth. Additionally, the Target Area has a high poverty rate. Corinth has a \$25,327 per capita income, compared to \$31,117 for the United States, \$35,752 for NYS, and \$39,653 for the county. Corinth also has a disproportionately high poverty rate at 11% of the population compared to the county as whole at 6.6%. This low economic health is due to the closing of mills that resulted in the loss of thousands of jobs, heavily impacting waterfront communities in the Target Area.

2.a.ii. Threats to Sensitive Populations **(1) Health and Welfare of Sensitive Populations:** The Target Area of the County is home to the largest share of population suffering from obesity, disability, poverty, and food insecurity. US Census data shows that the Target Area suffers from unusually high poverty rates: Target Area average: 14.5% County: 6.3%; NYS: 13.7%; US: 13.1%. Particular census tracts within the Target Area are as high as 19.2% and a further 42% of Corinth residents live in poverty or are considering working poor (United Way's Asset Limited, Income Constrained, Employed (ALICE) score). Populations in the Target Area under 65 with a disability are 14.1% of the population (US Department of Commerce), nearly double the percentage of the County population. Target Area sites are within identified food deserts. Sites identified for assessment in the proposal represent key areas for addressing these concerns. Target Area sites have limited access to public health options. This grant will facilitate the identification and reduction of threats to the health or welfare of such groups, through the identification and eventual removal of brownfield sites. This is accomplished by turning these sites, which are a drag on the communities economic wellbeing, into businesses, green space and adaptive reuse sites, which will serve as job creators for the County's poorest residents as well as safe outdoor spaces for exercise and fresh air.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Like many regions suffering from the presence of contaminated Brownfields, Saratoga County shows increased incidents of Disease and Adverse Health Conditions. Data from the NYS Cancer Registry shows that observed incidence of cancer cases in the zip codes of the Target Areas are more than 50% above the expected number of cases. Cases of adult asthma prevalence in the Target Area exceeded 11.1%, exceeding the rates of 10.5% for NYS and 7.7% for the US. Per the NYS 2017 PedNSS Annual report 25.7% of adults are obese. 18.7% of children aged 2-4 years are overweight and 17% of children age 2-4 are obese, making them particularly imperiled when compare to rates in NYS (15.7% and 19.9% respectively). The correlation of Target Area sites with greater incidence of disease and adverse health necessitate the grant activities of this proposal. New developments planned on identified Brownfield sites will curb obesity by creating connections to local trail systems, thus facilitating exercise and mobility. This grant will facilitate the necessary assessment work to pinpoint the areas generating these negative health effects and begin the path to removal and reuse.

(3) Disproportionately Impacted Populations: These sites have exposed impoverished and sensitive populations into severe environmental consequences. The number of environmentally contaminated sites is so great that EJ index for wastewater discharges indicator (stream proximity and toxic concentration) is in the 70th to 80th percentile of the nation in large portions of central Saratoga County. According to EJscreen, portions of the Target Area have US percentile ranks in the following ranges for environmental indicators:

- 95-100% Lead Paint Indicator
- 80-90% RMP Proximity

- 70-80% Superfund Proximity
- 60-70% Hazardous Waste Proximity

Proximity to these brownfield sites increases risk of respiratory cancer for people in the Target Area. There is an increased danger of asthma due to disturbing soil contaminants which create an airborne hazard. The Target Area suffers from higher rates of obesity through lack of environmentally safe green and open spaces. By locating and assessing sites responsible for these the indicators, this assessment grant will dramatically lower the risks and hazards of exposure to hazardous materials such as asbestos and lead paint. Rail line extension and utilization identified in section 1.b.ii will expand health care access for sensitive populations.

2.b.i. Community Engagement

2.b.i. Project Partners and 2.b.ii. Project Partner Roles

Each of the listed entities is a community partner committed to the proposed project.

Partner Name	Point of Contact	Specific Role in the Project
Saratoga County Chamber of Commerce	Todd Shimkus, President (518) 222-9363 tshimkus@saratoga.org	Information for site selection and reuse communication with EPA. Tourist attraction.
Capital Region Chamber of Commerce	Mark Eagan, President & CEO, (518) 431-1400, meagan@capitalregionchamber.com	Information for site selection and reuse.
Mechanicville Area Community Services Center, Inc. (MACSC)	Megan Quillinan, MACSC Exec. Director (518) 664-8322 x1004 MQuillinan@MechanicvilleACSC.org	Site selection/reuse, public outreach/engagement, adaptive reuse grant resources, workforce training, assistance to sensitive populations.
Saratoga County Planning Department	Jason Kemper, Director of Planning (518) 884-4705 JKemper@saratogacountyny.gov	Site selection & reuse. GIS specialist, data and data layers, hydrological information.
Cornell Cooperative Extension Saratoga County	Blue Neils, Stormwater Management (518) 885-8995 x224 Brn5@cornell.edu	Site selection & reuse. Mapping data, historic, technical and, stormwater information.
Capital District Regional Planning Commission (CDRPC)	Kate Maynard, Director of Planning & Econ. Dev. (518) 488-7933 Kate.Maynard@cdrpc.org	Economic impact analysis, planning resources.
Saratoga County Industrial Development Agency (SCIDA)	Scott Duffy, CEO (518) 378-1093 Macallangrouppllc@gmail.com	Business attraction and economic analysis. Tax incentives for adaptive reuse of industrial sites.
Mechanicville-Stillwater Industrial Development Agency (IDA)	John Bove Jr, CEO (518) 664-5111 x123 JVBove@bovefuels.com	Business attraction and economic analysis. Tax incentives for adaptive reuse of industrial sites
National Grid	Katie Newcombe, Lead Economic Developer (518) 433- 3522 Katie.Newcombe@nationalgrid.com	Business attraction, secure additional financing. Funding resource. Business attraction.
Saratoga County Capital Resource Corporation	Anita Daly, Chairperson (518) 573-3555 [REDACTED]	Grassroots community, economic development, low interest tax-exempt & non-tax-exempt financing.
Saratoga County Public Health Services	Meg O'Leary, Public Health Planner (518) 584-7460 x8360 MOleary@saratogacountyny.gov	Local health information, review of contamination impacts, establish site clean-up standards.

Wellspring	Maggie Fronk, Exec. Director (518) 583-0280 executivedirector@wellspringcares.org	Workforce training for and feedback from sensitive populations.
Saratoga County Employment, Training, and Career Center	Jenniffer McCloskey, Director (518) 884-4901 JMcCloskey@saratogacountyny.gov	Workforce training and development.

2.b.iii Incorporating Community Input SCPP will conduct a concerted community involvement campaign to raise public awareness, involve the community in the decision-making process, and identify sites and potential reuse options. Planned outreach includes providing up-to-date project information on SCPP's website, creating/disseminating information via flyers distributed at community meetings, local service organization halls, senior centers, and bulletin boards in community spaces. Articles and information will be released through local newspapers and radio stations. The Brownfield Task Force will conduct public outreach meetings at each project milestone to inform the public and solicit public input on site selection; Phase I and Phase II completion; and site redevelopment planning. The meetings will be advertised via local media outlets, the SCPP website, social media outlets, and notices posted at public meeting places (i.e. church halls, stores, community service organizations, etc.). Handicap and hearing impaired services can be provided at the meetings. All public meetings held as part of the community outreach program will allow for public comment, which will be considered when selecting sites, completing site evaluation, and preparing site redevelopment plans. This ensures that public concerns are addressed and the public understands and embraces the site's redevelopment plans. All subsequent meetings will create a feedback loop by detailing the consideration and response to previous public input and allow for additional response. Wellspring and MACSC will assist in informing and obtaining input from sensitive populations to ensure they have a say in the project decisions. To accommodate for concerns and difficulties related to COVID-19, SCPP will host the above listed meetings virtually as necessary. SCPP can offer it's Premium Zoom account as an in-kind service to host meetings for up to 300 people and has successfully conducted public meetings in this manner since the COVID-19 crisis began.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks and Activities and Outputs

Task 1: Project Management:
<p>i. Project Implementation: SCPP is prepared and able to manage a successful brownfield program. The Project will be completed within three years with the assistance of staff and qualified consultants. SCPP has developed a schedule, milestones, and timelines for timely completion of the grant (detailed in 3.c.). Upon receipt of the grant, SCPP will form a Brownfield Task Force. The following entities will be invited to join: County officials from communities such as Mechanicville, Corinth, Ballston Spa, Moreau, Ballston, and Waterford, the Saratoga County Attorney, the Saratoga County Chamber of Commerce, Saratoga County Soil & Water, community-based organizations, NYSDEC, EPA Region 2, and HQ Brownfield officials. Once assembled, the Task Force will meet to formalize plans and the decision-making process, then again at milestones (at completion of tasks 3,4,5,6, and 7) to disseminate information which will be used to make informed decisions. Project Reporting and Coordination – Includes preparation of required reports, ACRES database input, consultant oversight, project coordination, coordination with EPA and NYSDEC, development of access agreements, attending roundtables and National Brownfield Conference, Selection of Qualified Environmental Professional (QEP) [see 4.a.ii] and Community Outreach Firm – through the RFP Process the Task Force will select firms to assist with Phase I and II ESAs, remedial design and Community Participation portions of the project.</p>
ii. Anticipated Project Schedule: Quarter 1 of Year 1/Completed within first 6 months of initiation

iii. Task/Activity Lead(s) Saratoga County Prosperity Partnership (SCPP)
iv. Output(s): Brownfield Task Force Formation, project reporting / coordination and Qualified Environmental Consultant Selection
Task 2: Community Outreach:
i. <u>Project Implementation</u> : The SCPP will conduct a community development involvement and awareness campaign, in cooperation with the entities identified in 2.b.ii. The campaign will involve the community in the decision-making process, identifying sites, and identifying potential reuse options. Planned outreach includes providing up-to-date project information on the SCPP's website, creating/disseminating information via flyers distributed at community meetings, bulletin boards, releasing articles through the local newspapers, local radio stations, and conducting outreach meetings with community organizations. If necessary, handicap and hearing-impaired needs will be addressed and translation services provided.
ii. Anticipated Project Schedule: occurs at milestones per 3.c.
iii. Task/Activity Lead(s) SCPP, and QEP
iv. Output(s): Outreach material, effective communication, materials & reports available for volunteer council
Task 3 : Site Data Collection and Inventory
i. <u>Project Implementation</u> : QEP will conduct a windshield survey of the identified sites and review file information (Building Department , Assessor, etc.) provided by SCPP. The potential environmental issues and economic potential will be conducted to rank the sites.
ii. Anticipated Project Schedule: Quarter 1 of Year 1/Completed within first 6 months of initiation
iii. Task/Activity Lead(s): QEP
iv. Output(s): Brownfield Site Inventory
Task 4: Site Selection
i. <u>Project Implementation</u> : Task Force will review the inventory and work through the community participation and outreach process to identify potential public and private sites for assessments and investigation.
ii. Anticipated Project Schedule: Quarter 1 of Year 1/Completed within first 6 months of initiation
iii. Task/Activity Lead(s) Task Force and QEP
iv. Output(s): Selected Site for Investigation
Task 5: Phase I ESAs:
i. <u>Project Implementation</u> : The QEP will perform 10 Phase I ESAs in accordance with ASTM 1527-13 and the EPAs all Appropriate Inquiry Rule to evaluate the potential for on-site contamination and hazardous building materials. If the site is privately owned, the QEP will work with the county attorney and site owner to obtain an Access Agreement prior to initiating work.
ii. Anticipated Project Schedule: Quarter 1 of Year 1/Completed within first 6 months of initiation
iii. Task/Activity Lead(s) QEP and Saratoga County Prosperity Partnership
iv. Output(s): 10 Phase I ESAs
Task 6: Phase II ESAs
i. <u>Project Implementation</u> : QEP will complete Phase II ESAs for up to six (6) hazardous substances sites. Initially, the QEP will provide EPA-Compliant, site-specific QAPPS, sampling and analysis plans, and site-specific health and safety plans (HASPs) for each site. All documents will be submitted for EPA review and approval prior to implementation.
ii. Anticipated Project Schedule: Quarter 2 and 3 of Year 1/Completed by Quarter 4 of Year 1
iii. Task/Activity Lead(s): QEP
iv. Output(s): 4 Phase II ESAs
Task 7: Reuse and Remediation Planning
i. <u>Project Implementation</u> : The QEP will complete remedial action plans and reuse plans and appropriate clean-up alternatives for six (6) sites, including sustainable design and real estate market analysis. These

plans can be leveraged for other grant funds or future EPA Brownfield Clean-Up grants. SCPP will generate two (2) of the reuses plans, including real estate market analysis.

ii. Anticipated Project Schedule: Quarter 4 of year 1 / Completed by end of Quarter 1 year 2

iii. Task/Activity Lead(s): QEP & SCPP

iv. Output(s): 3 reuse plans

3.b. Cost Estimates

Cost Estimates: The following costs are based on review and research of similar successful, funded grant proposals and of similar scale assessment activities.

TASK	COST DESCRIPTION
1: Project Management	EPA Fund: Task Force creation, QEP Consultant selection, Reports/Database Maintenance/Consultant Oversight/Project Coordination: 30 hrs. x \$255.47/hr. = \$7,664. (\$6,609.90 Personnel; + \$1,054.20 Fringe Benefits); Roundtable/National Brownfield Conference: \$2,500 travel costs; Service Agreements: \$2,000 lump sum attorney fees
2: Community Outreach	EPA Fund: Meeting attendance 2 people 6 meetings x 3 hr./meeting x \$127.07/hr. = \$2,287; Supplies: Create materials, organize/facilitate public outreach and training sessions (10 at \$788.50 each): \$7,885; Community Outreach (Total = \$10,172) In-Kind Service: Outreach Supplies (poster displays, flyers, other educ. mat.)=\$750; Prepare/disseminate materials: \$1,000; Hearing impaired service 2 hr. meetings 10x: \$1,500; zoom premium subscription, three years for public meetings \$7,200
3: Site Data Collection	In-Kind Service: File Review 30 hrs. x \$255.47 = \$7,664.10 EPA Fund: Site Inventory data collection, review and presentation: \$5,700
4: Site Selection	In-Kind Service: Meet with towns 40hr. x \$255.47 = \$10,218.80 EPA Fund: Leveraging Selected Site: 30 hr. x \$255.47 = \$7,664
5: Phase I ESAs	EPA Fund: 10 x \$3,000 average per Phase I = \$30,000
6: Phase II ESAs	EPA Fund: Six (6) Phase II sites x \$29,800 average per site = \$178,800
7: Reuse and Remediation Planning	In-Kind Service: Meet with towns 40hr. x \$255.47 = \$10,218.80 EPA Fund: Six (6) sites x \$9,250 average per plan = \$37,500 for 4 from consultant. \$18,500 lump sum – non administrative reuse planning from SCPP

Budget Categories		Hazardous Substance Assessment Tasks (\$)							Total
		Project Management	Community Outreach	Site Data Collection	Site Selection	Phase I ESAs	Phase II ESAs	Reuse and Remediation Planning	
Direct Costs	Personnel	\$8,610	\$9,812		\$6,610			\$18,500	\$43,532
	Fringe Benefits	\$1,054	\$360		\$1,054				\$2,468
	Travel ¹	\$2,500							\$2,500
	Equipment ²								
	Supplies								
	Contractual			\$5,700		\$30,000	\$178,800	\$37,000	\$251,500
	Other (include subawards) (specify type)								
Total Direct Costs ³									
Indirect Costs ³									
Total Budget (Total Direct Costs+Indirect Costs)		\$12,164	\$10,172	\$5,700	\$7,664	\$30,000	\$178,800	\$55,500	\$300,000

3.c. Measuring Environmental Results

The SCPP will use an Excel spreadsheet to track the entire cooperative agreement process, from acceptance to closeout and audit track. The project will follow the schedule below:

Task	Months from Contract Execution											
	3	6	9	12	15	18	21	24	27	30	33	36
1. Project Management	X	X	X	X	X	X	X	X	X	X	X	
2. Community Outreach		X			X		X		X	X		
3. Site Inventory		X	X	X								
4. Site Selection		X	X	X	X							
5. Phase I Activities			X	X	X	X	X					
6. Phase II Activities					X	X	X	X	X			
7. Reuse & Remediation Planning								X	X			

The spreadsheet will track tasks/milestones by organization responsible, outputs, completion dates, budget by task and amount expended and remaining, as well as associated activities, including actions (e.g. outreach meeting, environmental assessments, etc.), and the date of the actions. The actions will be maintained by the grant administrator and updated monthly. The QEP will meet all contractual responsibilities of Task 2-7 (3.a.). The grant administrator will monitor progress of the QEP. Progress will be evaluated by the Task Force at each meeting, where outputs will be compared to those listed in Section 3.b. The Task Force will submit data to EPA by using the Assessment, Cleanup and Redevelopment Exchange System (ACRES). Data and progress will be reviewed by EPA and NYSDEC officials to ensure compliance. Documents generated by the QEP will be submitted for EPA review and approval prior to implementation. SCPP will track grant outcomes (e.g. land assessed, redeveloped, or converted to greenspace; jobs created; redevelopment investment value; etc.) in ACRES through the three-year grant period. If goals are not met, the Task Force will meet with SCPP and the QEP to discuss shortcomings and potential changes to the project approach.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure SCPP will be responsible for the timely and successful expenditure of funds, and completion of all technical, administrative, and financial requirements of the project and grant. SCPP has a professional and capable staff to manage this and other grants. The structure of the organization is team-based. Members of the project team all have different areas of expertise that combine to form a significant knowledge base and skill-set to implement project tasks. SCPP also has excellent relationships with municipal partners and the private sector, who will undoubtedly be utilized for assistance with the successful completion of the project. All of these parties – in house staff, municipal partners, and private sector – comprise the project team.

4.a.ii. Description of Key Staff The primary and final decision maker for the grant will be Shelby Schneider, President and CEO at the SCPP. Ms. Schneider has extensive experience in administration, community and economic development, and managing budgets. Ms. Schneider is significantly involved in the county's redevelopment efforts and grant oversight, and has over 20 years' experience in marketing and economic development. Ms. Schneider will oversee all financial matters related to the grant. Ms. Jennifer Kelley, Economic Development Assistant, will assist Ms. Schneider in all matters related to the grant. Ms. Kelley has over two years of experience assisting in identifying target industry clients. Ms. Kelley works with partner groups and community organizations to implement business retention and expansion programs and identify and track metrics. Mary Estelle Ryckman, Advisor for Business Retention & Expansion and Global Markets, will assist in attracting and retaining businesses to redeveloped sites. Ms. Ryckman has over 35 years of

experience helping businesses grow and expand. She has worked in the Office of the U.S. Trade Representative shaping global trade and investment policy. Michele Battle, Executive Assistant, has a decade of not-for-profit administration and marketing experience. Ms. Battle will support marketing efforts and applications for additional funds. Her background includes marketing and administrative roles at the Warren County Bar Association, Healthy Visions, and has also spent five years supporting Simmons Machine Tool's administration and marketing efforts. As a contractor for Pages Plus, Ms. Battle worked as a Technical Grant Writer for numerous federal grants. As SCPP does not have the internal capability to perform certain aspects of the cooperative agreement (primarily environmental assessments) SCPP will select qualified individuals and firms, such as a QEP, through a competitive process to assist reporting, completion of environmental assessments and remediation plans. SCPP will work with selected consultants on an ongoing basis, approve payment requests, and oversee the overall direction of the grant.

4.a.iii. Acquiring Additional Resources Additional expertise and resources, such as contractors will be contracted through appropriate RFP processes, which will strictly adhere to the EPA's solicitation clauses. Municipal services, such as the county's attorney and treasurer are available as necessary.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments: SCPP has not received an EPA Brownfield Grant but has received other Federal/Non-Federal Assistance agreements. Previous rehabilitation grants have been successfully completed, on time, on budget, and in compliance with all regulations. The scope of the challenges facing Saratoga County necessitates the funding requested by this proposal. Currently awarded grants will work in concert with this grant for a holistic redevelopment strategy. While SCPP has obtained many grants at small scale, those listed in this table represent SCPP's ability to execute largescale, high dollar funding initiatives.

SARATOGA COUNTY PROSPERITY PARTNERSHIP GRANTS					
Granting Agency	Awarded Grant \$	Status	Purpose	Outputs	Outcomes
National Grid	<u>2016</u> \$44,175	100% Complete	Business attraction for semi-conductor manufacturer	Area feasibility study for 400-acre industrial complex	Completed on time and in full compliance
USDA Rural Business Development	<u>2020</u> \$95,000	15% complete	Econ. development planning & implementation	3 economic development plans for towns/cities	Completed econ. dev. plan for Ballston Spa
Services Agreement Saratoga County	<u>2020</u> \$500,000	75% Complete	Comprehensive marketing & econ. development	Retention of 400+ businesses during COVID pandemic	Achieved 85% business retention rate

(2) Compliance with Grant Requirements: SCPP generated a work plan with tasks, milestones and timeframes for completing the work within grant guidelines. During the administration of the grants, meetings were held at milestones by SCPP officials and interested/invested parties to determine progress and make needed changes. At the conclusion of the grants, a review was completed to determine the overall success and/or areas for improvement. These reports were submitted to the awarding agency per grant requirements. The reporting requirements within each grant (monthly or quarterly), were completed on time and submitted in the required report formats. No corrective actions were required during the administration of the grants.



THRESHOLD CRITERIA RESPONSES

Statement of Applicant Eligibility

The Saratoga County Prosperity Partnership is eligible to apply for grant funding under the criteria as nonprofit organization. The Saratoga County Prosperity Partnership qualifies as a nonprofit organization as define in section 501(c)(3) of the Internal Revenue Code and is therefore eligible to administer the grant. Documentation statis attached.

Description of Community Involvement

SCPP will conduct a concerted community involvement campaign to raise public awareness, involve the community in the decision-making process, and identify sites and potential reuse options. Planned outreach includes providing up-to-date project information on SCPP's website, creating/disseminating information via flyers distributed at community meetings, local service organization halls, senior centers, and bulletin boards in community spaces. Articles and information will be released through local newspapers and radio stations. The Brownfield Task Force will conduct public outreach meetings at each project milestone to inform the public and solicit public input on site selection; Phase I and Phase II completion; and site redevelopment planning. The meetings will be advertised via local media outlets, the SCPP website, social media outlets, and notices posted at public meeting places (i.e. church halls, stores, community service organizations, etc.). Handicap and hearing-impaired services can be provided at the meetings. All public meetings held as part of the community outreach program will allow for public comment, which will be considered when selecting sites, completing site evaluation, and preparing site redevelopment plans. This ensures that public concerns are addressed and the public understands and embraces the site's redevelopment plans. All subsequent meetings will create a feedback loop by detailing the consideration and response to previous public input and allow for additional response. Wellspring and MACSC will assist in informing and obtaining input from sensitive populations to ensure they have a say in the project decisions. Saratoga Bridges has helped fund numerous events and necessities that positively impact the lives of individuals with developmental disabilities. To accommodate for concerns and difficulties related to COVID-19, SCPP will host the above listed meeting virtually as necessary. SCPP can offer its Premium Zoom account as an in-kind service to host meetings for up to 300 people and has successfully conducted public meetings in this manner since the COVID-19 crisis began.

Documentation of The Available Balance on Each Assessment Grant; or an Affirmative Statement That the Applicant Does Not Have an Active Assessment Grant

The Saratoga County Prosperity Partnership (the applicant) affirms that it does not have an active EPA Brownfields Assessment Grant.

ATTACHMENT:

**IRS DETERMINATION LETTER OF SARATOGA COUNT PROSPERITY PARTNERSHIP'S 501(C) (3)
TAX EXEMPT STATUS**

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **JUN 14 2016**

SARATOGA COUNTY PROSPERITY
PARTNERSHIP INC
C/O HARRIS BEACH PLLC
JUSTIN MILLER
677 BROADWAY STE 1101
ALBANY, NY 12207

Employer Identification Number:
47-1244417
DLN:
17053070400006
Contact Person:
ERIC KAYE ID# 31612
Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
May 29, 2014
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

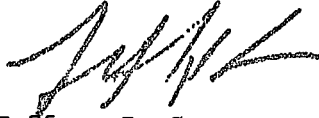
For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

SARATOGA COUNTY PROSPERITY

We sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jeffrey I. Cooper', with a stylized flourish at the end.

Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements



Saratoga County Prosperity Partnership:
Community Wide Assessment Grant Program

SF-424 16. Congressional Districts of Program/Project

The project will take place in both NY-020 and NY-021 congressional districts.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/26/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Saratoga County Prosperity Partnership, Inc.

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0806184280000

d. Address:

* Street1:

2911 Route 9

Street2:

* City:

Malta

County/Parish:

Saratoga

* State:

NY: New York

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

12020-3975

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Jill

Middle Name:

Shelby

* Last Name:

Schneider

Suffix:

Title: President and CEO

Organizational Affiliation:

* Telephone Number:

518.871.1887

Fax Number:

* Email:

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Saratoga County Prosperity Partnership: Community Wide Assessment Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: